

Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.ci.mcminnville.or.us

Office Use Only:	
File No.	AV 1-19
Date Received	1-10-19
Fee	150.00
Receipt No.	19m0006
Received by	SP

Administrative Variance Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name LGI HOMES - OREGON, LLC Phone 503-470-9057

Contact Name TERRY LA MASTERS Phone 503-470-9057
(If different than above)

Address 1450 LAKE ROBBINS DR. 430

City, State, Zip THE WOODLANDS, TX 77380

Contact Email terry.lamasters@lgihomes.com

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 2285 NW WOODLAND DR.

Assessor Map No. R4 - - Total Site Area 4743 sqft

Subdivision BAKER CREEK Block _____ Lot 1

Comprehensive Plan Designation Res Zoning Designation R-1PD

Please indicate the type of administrative variance requested:

- | | | |
|--|------------------------|--------------------------------------|
| <input type="checkbox"/> Lot Size | Requirement _____ | Reduction to _____ |
| <input type="checkbox"/> Road Frontage | Requirement _____ | Reduction to _____ |
| <input checked="" type="checkbox"/> Setback--front, rear, ^{either} side | Requirement <u>15'</u> | Reduction to <u>13' 7" & 14'</u> |
| <input type="checkbox"/> Other _____ | Requirement _____ | Reduction to _____ |

1. Describe, in detail, the nature of the request. Due to size of home needed for a model home sales center, this plan the porch extends into the required setback. Requesting adjustment for this lot due to outcome of meeting with Heather Richards and adjustment falls into the allowable 10% rule.

2. Is the variance request for this property due to unique circumstances (i.e. shape or topography of the site)? If yes, please describe nature of circumstance. This lot is designated for our model home and sales office. Due to size of home required to accommodate flow and traffic, lot size is a tiny portion too small with required setbacks for a corner lot.

3. What exceptional or extraordinary circumstances apply to the property which do not apply generally to other property in the same zone or vicinity. Model home for sales in the community.

4. What property right would be preserved substantially the same as owners of the other property in the same zone or vicinity, by granting the variance.


5. What unnecessary hardship would be avoided by granting the variance. We would not have to redesign or come up with a different solution for a sales model home and not create any delay in the start of the project.

6. Why won't this request be materially detrimental to the surrounding area. This is a small adjustment on a single corner lot with no affect to the surrounding area.

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed buildings, dimensions, adjacent street(s), and distances from property lines, and any other information that would help substantiate or clarify your request.
- Payment of the applicable review fee, which can be found on the [Planning Department](#) web page.

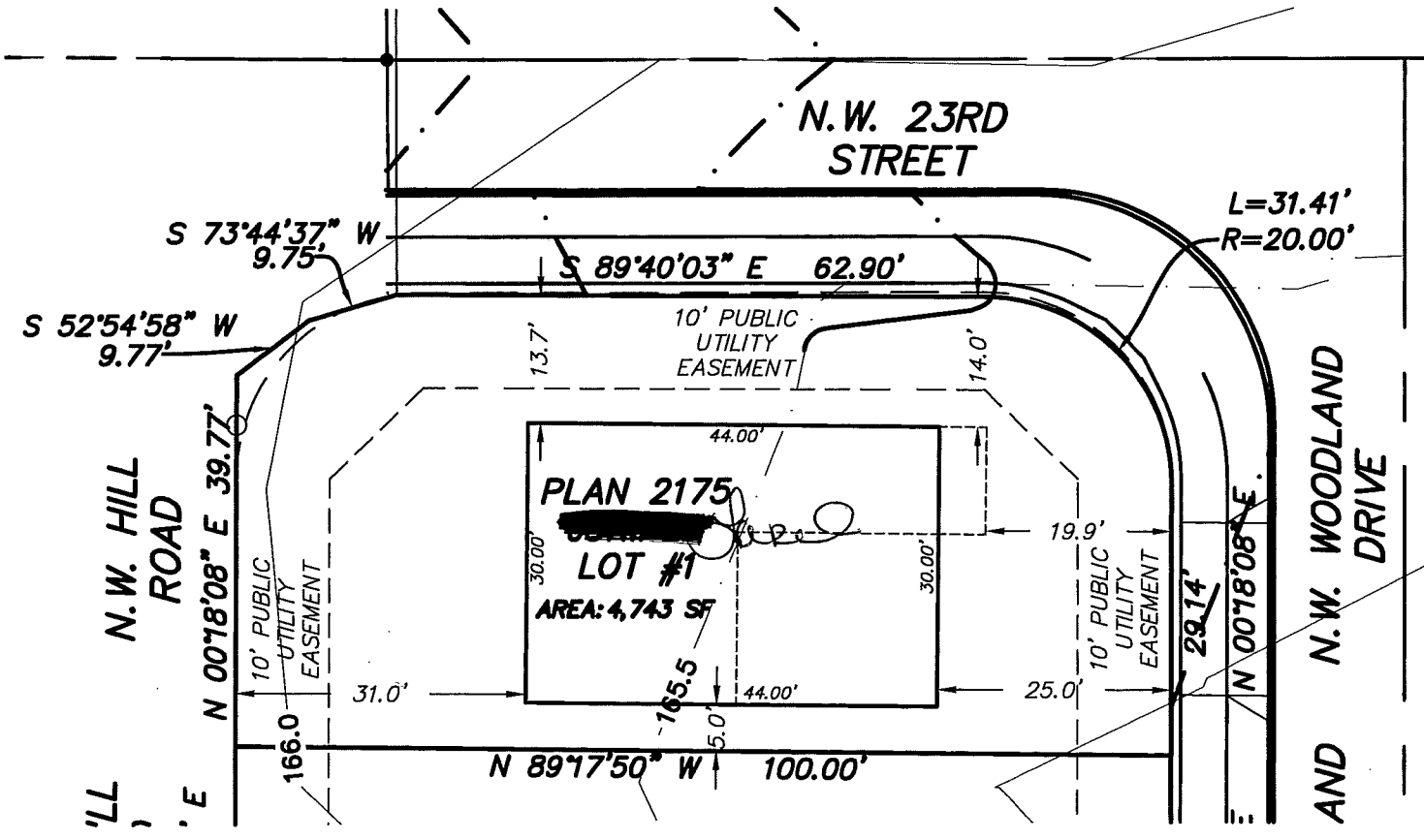
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

1-7-19
Date


Property Owner's Signature

1-7-19
Date

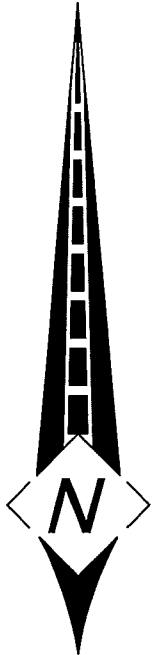


PLAN 2175
 [REDACTED]
 LOT #1
 AREA: 4,743 SF

RECEIVED

JAN 07 2019

COMMUNITY DEVELOPMENT
 CENTER



SETBACKS

FRONT @ GARAGE: 20 FEET
 BACK: 10 FEET
 LEFTSIDE: 5 FEET
 RIGHTSIDE: 15 FEET

CLIENT: LGI HOMES
 ORIG. DATE: 12-27-2018
 DRAWN BY: CJB
 SHEET No. 1 OF 1

SITE PLAN
 LOT 1, BAKER CREEK WEST
 CITY OF MCMINNVILLE, YAMHILL COUNTY, OREGON
 SCALE: 1"=20'

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189